100 Wilson Lane

Needham, MA | 9.98± acres







For more information, please contact:

Jay Boyle
jboyle@landvest.com| 617-733-6723

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 100 Wilson Lane, Needham, MA that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

EXHIBITS

Property Information

Property Photographs

Floor Plans

Base Plan

Ortho-map

Site Analysis

Property Information
100 Wilson Lane
Needham, MA 02492

This enchanting family compound sits at the end of a private lane with sweeping views over nearly ten acres of manicured lawns and rolling fields that lead to 300 feet of frontage on the Charles River. There is a wonderfully renovated main house, a country guest cottage, and a 3 car carriage house with 1000 sf of entertainment space above. There are spacious patios and custom stone-walled gardens, a superb chef's kitchen, and a spacious fireplaced living-dining room with built-ins. A snug fire-placed family room has stunning wood paneling. Upstairs is a primary suite with vaulted ceiling and long views toward the river. Additionally, there two family bedrooms and a fireplaced office which could serve as a third bedroom. Your family will enjoy this spacious, enthralling property: roam the fields, paddle the Charles, skate on your own skating pond. You'll feel 100's of miles away while being just minutes from Needham Center, the commuter rail, Rte. 95, and excellent public and private schools.

Main House

Renovated in 2019

First Floor-

- Front Door Entryway with coat closet and built-in storage bench
- Kitchen with two walls of windows, hardwood floors, coffered and beadboard ceiling with recessed lighting, marble center island with seating and farmhouse sink, Wolf stove, Electrolux refrigerator, Marvel wine fridge, and a Bosch dishwasher
- Laundry Room with built-ins
- Butler's Pantry with hardwood floors, built-ins, Bosch dishwasher, large farmhouse sink and marble counter
- Dining Room open to the Living Room with radiant heated hardwood floors and a hand-carved corner built-in China cabinet
- Open and airy fireplaced Living Room with radiant heated hardwood floors, custom built bookshelves, recessed lighting, and French doors to the back patio and views of lawns, gardens and fields beyond
- Family Room with paneling reclaimed from a London pub, slate floors with radiant heat, wood burning fireplace, and dentil molding
- Powder Room

Second Floor-

Hardwood floors throughout

- Primary Bedroom with radiant heat, walk-in closet and French doors opening on a balcony that overlooks the rolling lawn and fields.
    - Ensuite Primary Bath with frameless glass tile shower, double vanity, and radiant heated slate floors
- Bedroom with a built-in bookshelf, and an attached oversized closet which could be used as a playroom or office area.
- Bedroom with carpet over the hardwood with two closets with built-ins

- Full Bathroom with frameless glass tile shower, linen closet, and marble vanity top inlaid with recycled glass
- Hallway with skylight, and linen closet
- Fireplaced Office (could serve as an additional bedroom) with hand-carved wooden mantel, built-ins, a skylight, and exterior access .

Exterior:

- Cedar siding
- Arboretum-like grounds with many mature trees and landscaping
- Native plantings in beautiful garden beds
- Spacious slate patio with granite steps leading into the kitchen
- Back slate patio off the living room with adjacent butterfly garden and tranquil water fountain
- Built-in firepit area
- Rolling lawns
- Open fields with walking paths
- Charles River frontage

Utilities:

- HVAC
    - Forced hot water heating system with 5 zones – radiant and radiator
    - Heat Pumps – 3 zones AC and Heat
- 200 amp electric
- Generator
- Propane tank supplying the generator, kitchen stove, and Living Room fireplace
- Security system
- Sprinkler system
- Town Water
- Town sewer

Guest Cottage –

Interior walls and ceiling finished with tongue and groove paneling

- Kitchenette with sink, metal countertop, and Bosch dishwasher
- Living room with hardwood floors and built-in bookshelf
- Two bedrooms, one with a built-in bookshelf
- Full bath
- HVAC
    - Heat Pump – 1 zone AC and heat
    - Electric baseboard
- 100 amp electric

Detached Carriage House –
Built in 2020

First Floor:

- Oversized heated 3-car garage with custom built 10’ garage doors

Second Floor:

- Spacious finished Game Room with hardwood floors, skylight and recessed lighting

Exterior:

- Back stone patio and heated Endless Pool with underwater treadmill, and motorized cover

Utilities:

- Heat and AC via Heat Pump

100 Wilson Lane

Property Photographs









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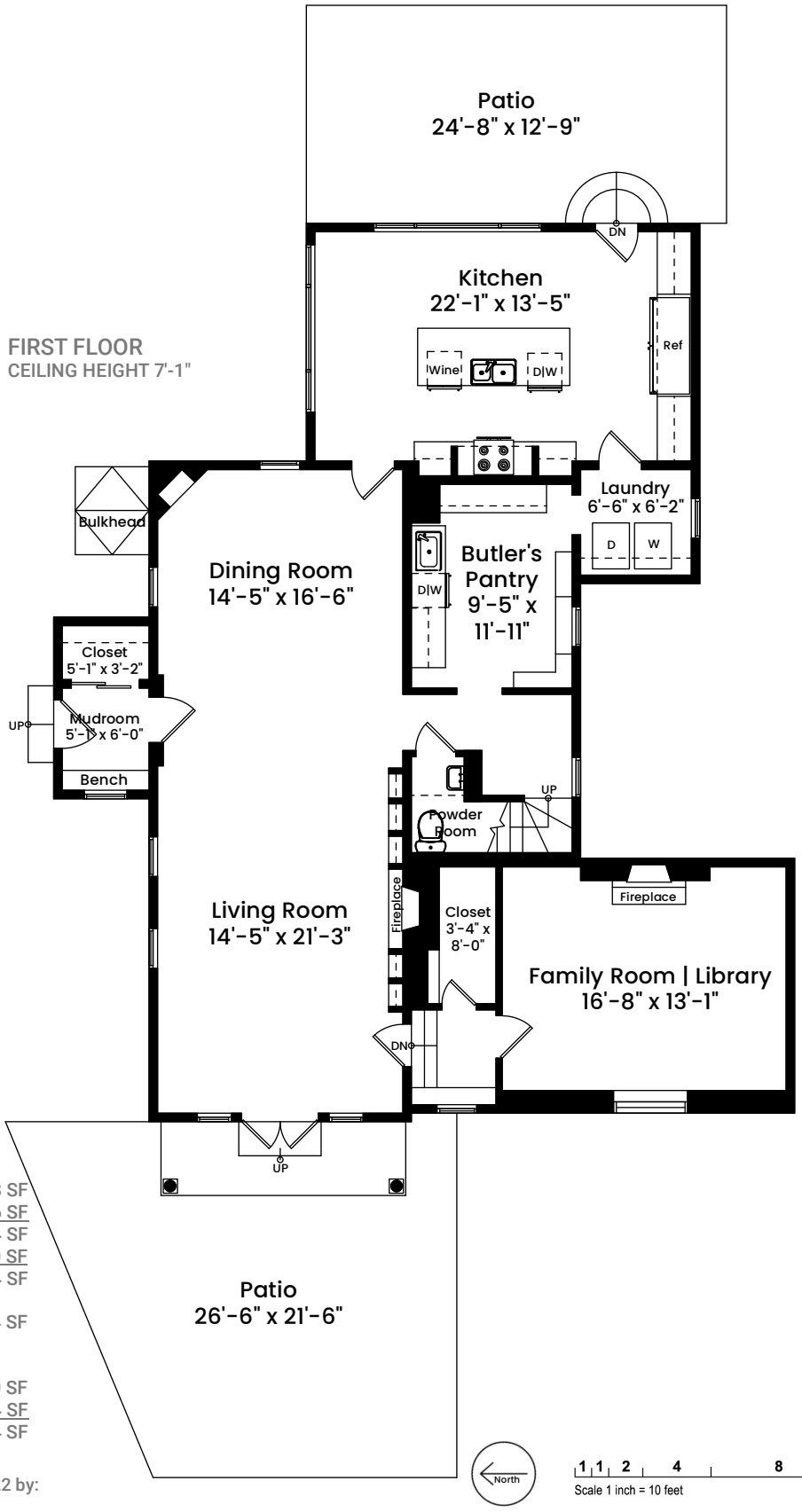


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100 Wilson Lane | Needham, MA 02492

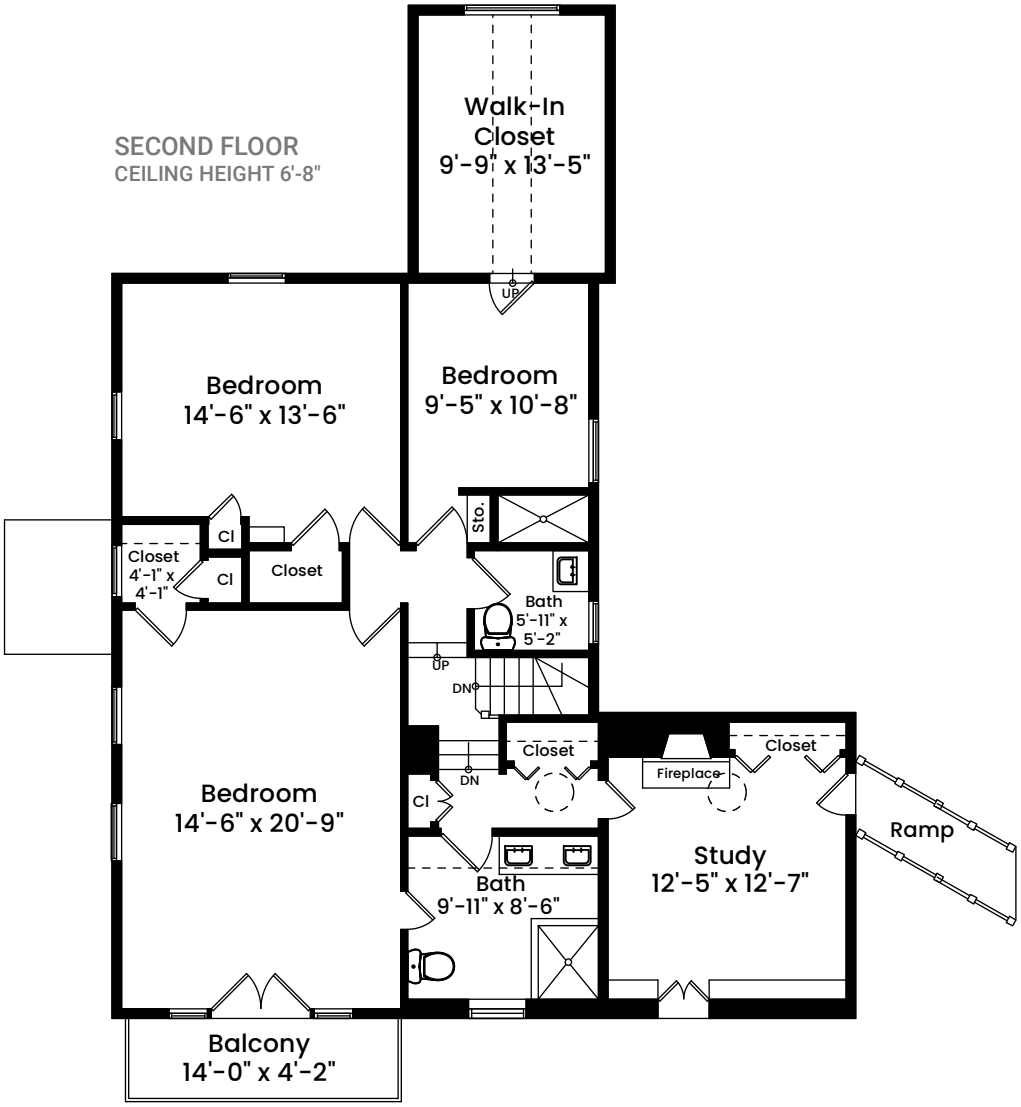


Area Calculations	
Main House	
First Floor	1,598 SF
Second Floor	1,346 SF
Total Gross Living Area	2,944 SF
Basement	680 SF
Total Area	3,624 SF
Cottage	644 SF
Garage	
First Floor	970 SF
Second Floor Bonus Room	1,044 SF
Total Area	2,014 SF

Architecturally drafted in September 2022 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

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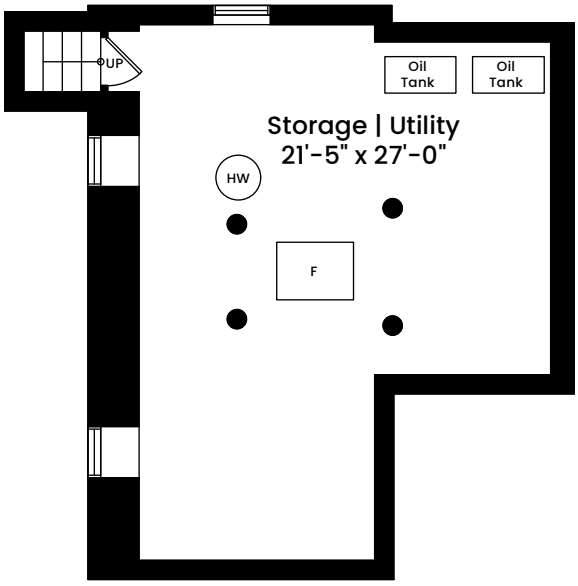
North

1 1 2 4 8
Scale 1 inch = 10 feet

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BASEMENT
CEILING HEIGHT 6'-9"



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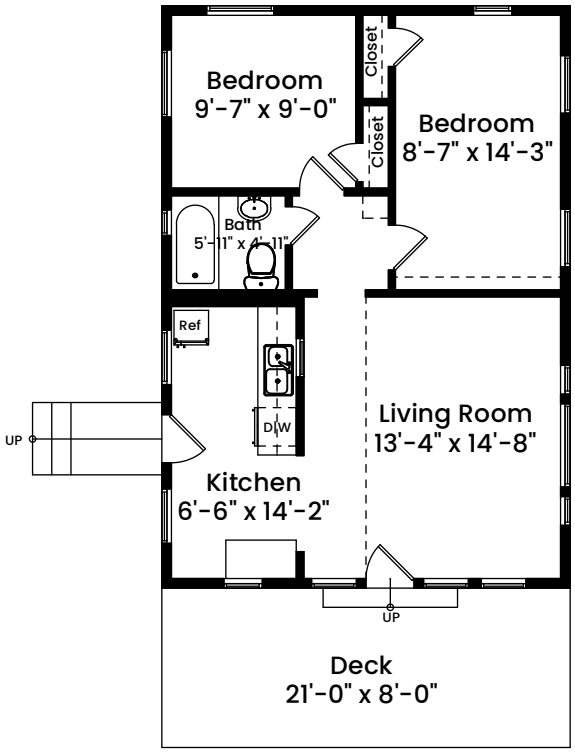
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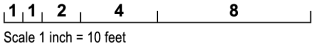
COTTAGE
CEILING HEIGHT 12'-6"



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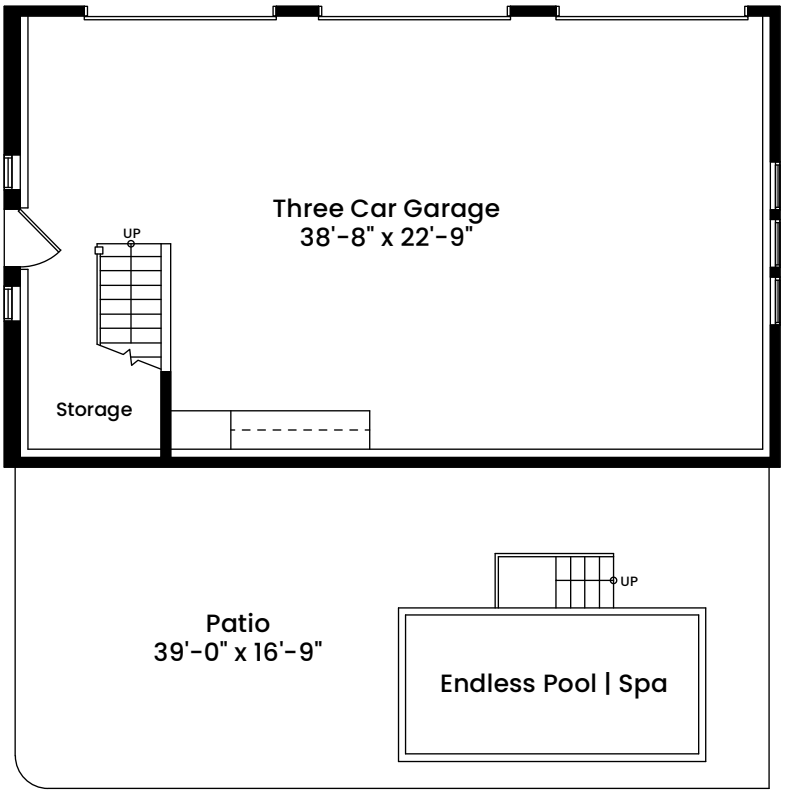




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GARAGE - FIRST FLOOR
CEILING HEIGHT 9'-9"



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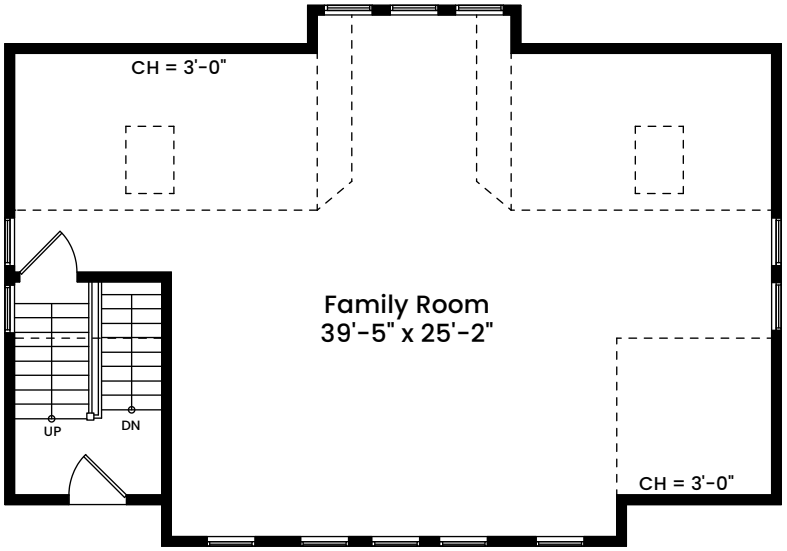
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GARAGE - SECOND FLOOR
CEILING HEIGHT 8'-3"



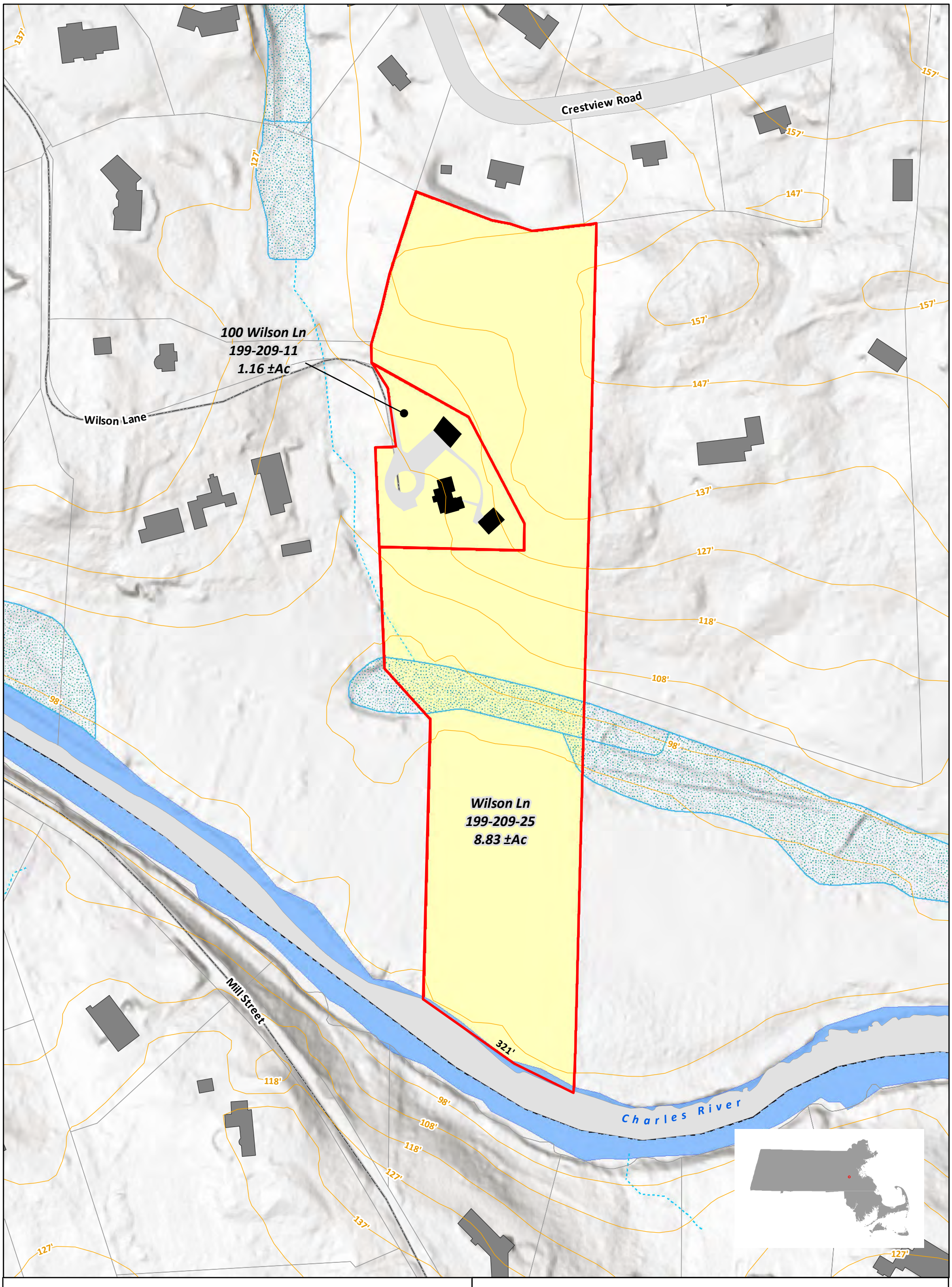
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Legend

- Subject Property - 9.98 ±Ac
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Base Plan

Project Number: MA2693

Date: 09/21/22

100 Wilson Lane

Needham, MA

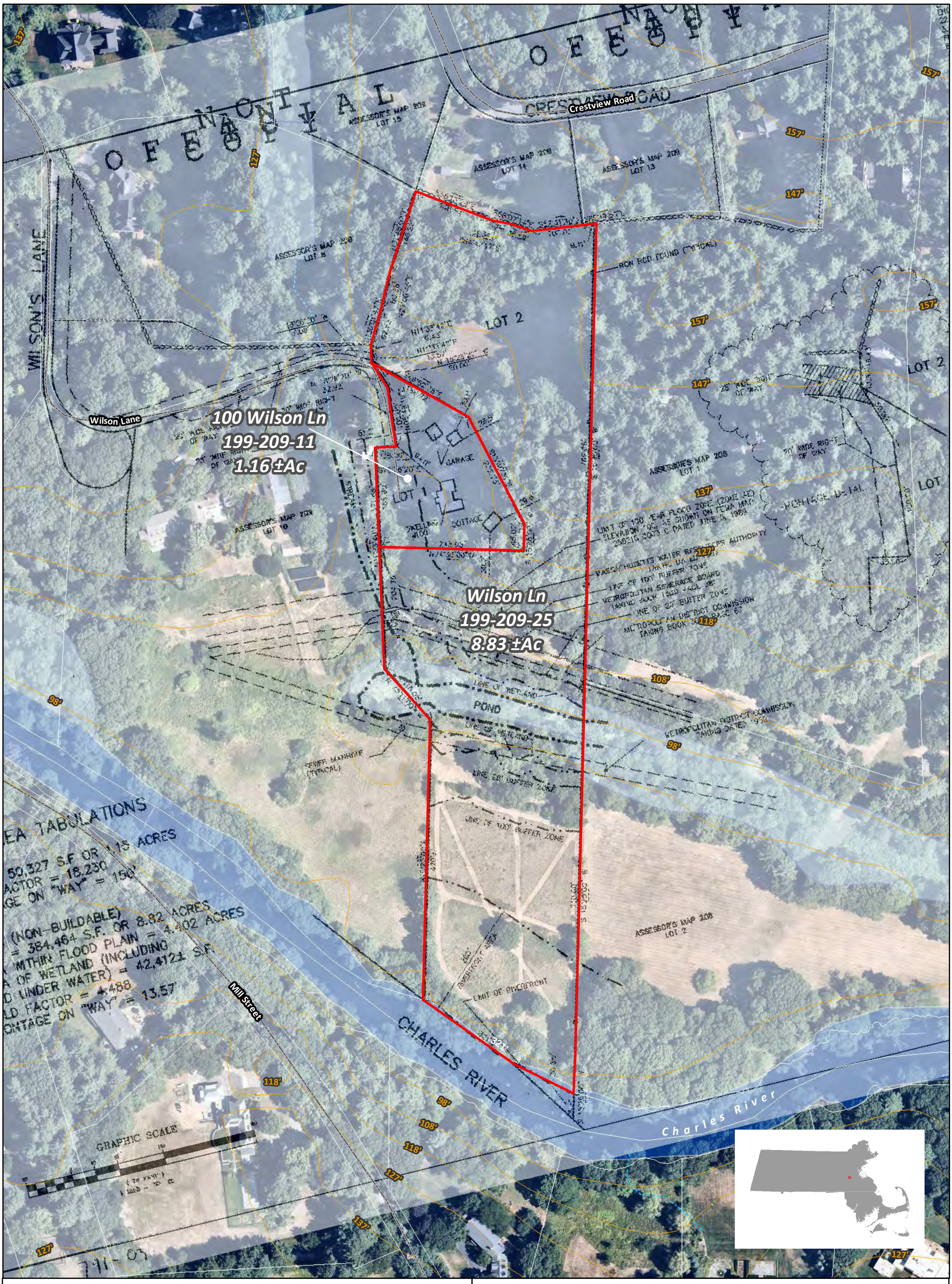
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0 75 150 300 Feet

This plan is conceptual only and is not represented as an engineered plan.

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Document Name: MA2693 ortho



Legend

- Subject Property - 9.98 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: 2022 Imagery from Nearmap Imagery map service.

Base Plan Orthophotograph

Project Number: MA2693

Date: 09/22/22

Scale: 1 " = 150 '

0 75 150 300 Feet

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100 Wilson Lane

Needham, MA

LandVest

Document Name: MA2693 ortho



Legend

- Subject Property - 9.98 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: 2022 Imagery from Nearmap Imagery map service.

Base Plan Orthophotograph

Project Number: MA2693

Date: 09/22/22

100 Wilson Lane

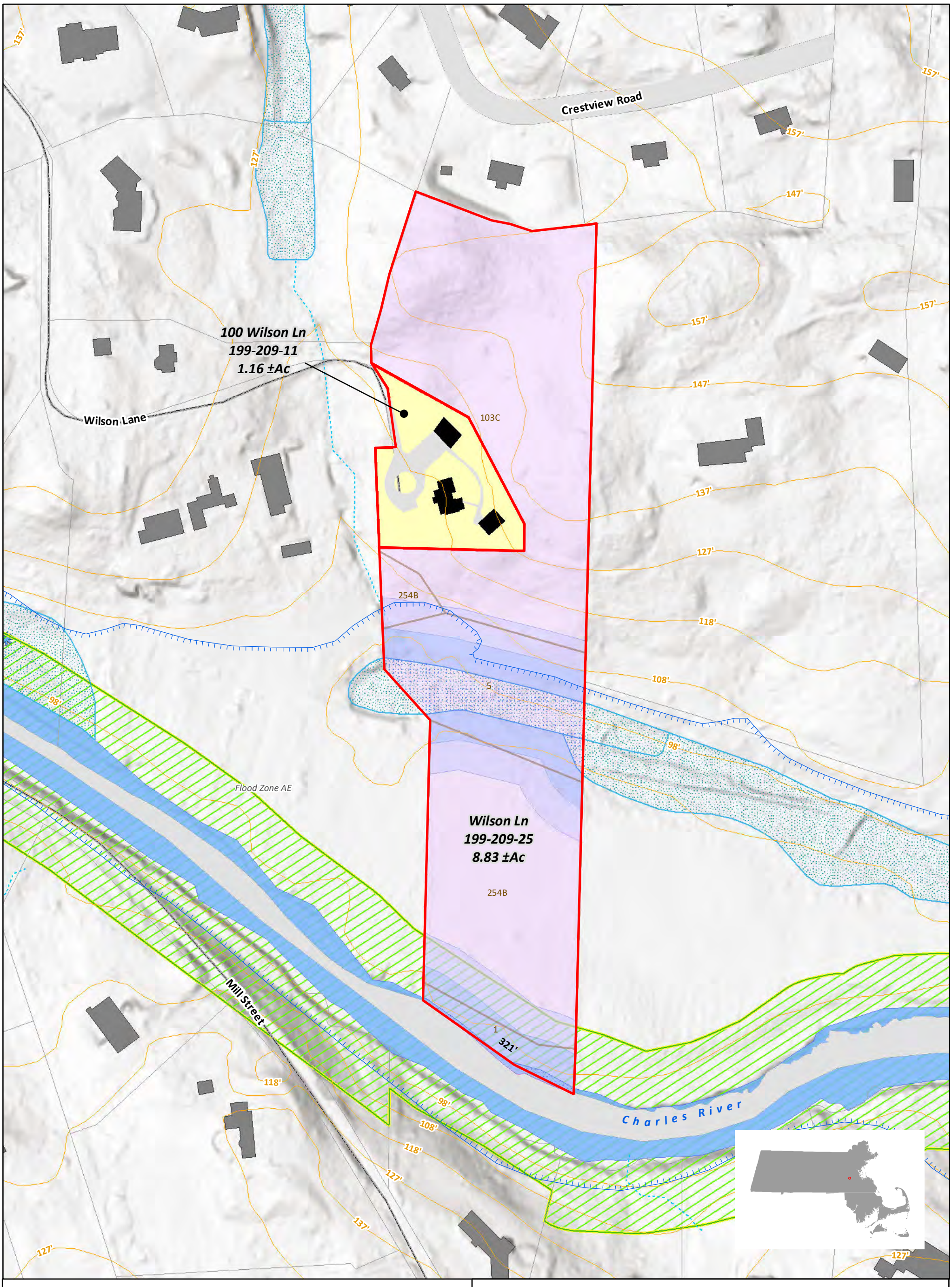
Needham, MA

Scale: 1 " = 150 '

0 75 150 300 Feet

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Legend

- Subject Property - 9.98 ±Ac
- Adjacent Properties
- Conservation Restriction
- Building Footprints
- Soil Types
- NHESP Est./Priority Habitats of Rare Species
- Open Water
- Wetlands - 0.59±Ac
- 100 Year Flood Zone
- 50' Wetlands Setback
- 100' Wetlands Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Site Analysis Plan

Project Number: MA2693

Date: 09/21/22

Scale: 1 '' = 150 '

0 75 150 300 Feet

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100 Wilson Lane

Needham, MA

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